

TRANSFER

TAX

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## Quitclaim Deed With Covenant

**Harris Baking Real Estate Company**, a duly existing Maine Corporation with a place of business at One Harris Street, Waterville, Maine 04901, for consideration paid, grants to the **Pentecostal Church of Faith**, a religious corporation duly existing under the laws of the State of Maine, with a mailing address of 435 Fairfield Street, Oakland, Maine 04963, **with quitclaim covenant**, the land, together with any buildings thereon, situate in Waterville, County of Kennebec, State of Maine, bounded and described as follows, viz.,

## Parcel One:

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Beginning at an iron pipe found in the southerly sideline of Sanger Avenue, which pipe is also in the westerly sideline of Harris Street; thence S 33 14' W a distance of 124.8 feet along the westerly sideline of Harris Street to an iron pipe found; thence N 56 42' W along the line of a separate parcel retained by the Grantor a distance of 60 feet, more or less, to the southeasterly corner of Lot # 39, being land now or formerly of Edward E. and Evelyn V. Delile, as described in deed recorded in Book 2324, Page 348 of the Kennebec County Registry Of Deeds; thence N 33 14' E by and along the line of said Lot # 39 a distance of 124.8 feet to a point in the southerly sideline of Sanger Avenue; thence S 56 42' E along the southerly sideline of Sanger Avenue a distance of 60.0 feet to the point of beginning.

## Parcel Two:

Beginning at an iron pipe found which pipe is in the Westerly sideline of Harris Street, and which marks the southeasterly corner of Parcel One; thence S 48 20' 00" W along the Westerly sideline of Harris Street a distance of 46.50 feet to a point in the Westerly sideline of Harris Street; thence N 56 42' 00" W a distance of 51.87 feet to a point; thence N 38 18' 18" E a distance of 45.08 feet to the southwesterly corner of Parcel One; thence S 56 42' 00" by and along the southerly boundary of Parcel One a distance of 60.0 feet to the point of beginning.

EXCEPTING AND RESERVING to the Grantor, its heirs and assigns, an easement over Parcel Two, for purposes of ingress and egress to the remaining land of the Grantor, on the westerly side of Harris Street, for parking, and for underground and overhead utility services, and provided further that, during times of worship, the rights of ingress, egress and parking on and over Parcel Two shall be in common with the Grantee

JBR &amp; BCB

Subject to any applicable restrictions and conditions contained or referred to in deed from Harris Baking Company to Catherine Realty Corporation, dated March 12, 1959, recorded in Book 1145, Page 383 of the Kennebec County Registry of Deeds.

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Further subject to the effect, if any, of rights granted to New England Telephone and Telegraph Company and Central Maine Power Company by instrument dated March 8, 1976, and recorded in Book 1894, Page 19 of the Kennebec County Registry Of Deeds.

Further subject to the effect, if any, of the deed to the City Of Waterville dated December 21, 1926 and recorded in the Kennebec County Registry Of Deeds in Book 638, Page 376; and to the effect, if any, of the State Of Maine Notice of Layout and Taking recorded in said Registry in Book 1872, Page 223.

EXCEPTING AND RESERVING to the Grantor, its heirs and assigns, any fee interests and rights in and to the land under Harris Street, which abuts the above-reference land, as provided by 33 MRSA §360-361.

Meaning and intending to convey, as Parcel One, Lot # 38 on the southerly side of Sanger Avenue according to a survey and plan of the Sanger Avenue lots made by Ira. E. Getchell, recorded in the Kennebec County Registry of Deeds, to which plan reference is made. Parcel Two is a 2,512+/- square foot parcel from other land of Grantor, situated southerly of Parcel One, made for the express purpose of making the premises conveyed meet the minimum lot requirements of the City Of Waterville Land Use Code.

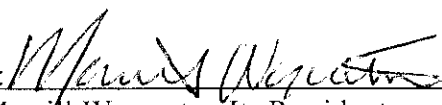
Being a portion of the premises conveyed to the within Grantor by deed from Harris Baking Company dated June 5, 1995, recorded in the Kennebec County Registry Of Deeds Book 4918, Page 179.

IN WITNESS WHEREOF Harris Baking Real Estate Company has caused this instrument to be executed in its corporate name by Morrill Worcester, its President duly authorized, on this 14<sup>th</sup> day of APRIL, 2000.

WITNESS:

Harris Baking Real Estate Company



by:   
Morrill Worcester, Its President

STATE OF MAINE  
WASHINGTON, ss

APRIL 14, 2000

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Personally appeared the above-named Morrill Worcester in his capacity as President of Harris Baking Company, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Corporation.

Before me,

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Notary Public/Attorney At Law



Notary's Printed or Typed Name

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ATTEST:   
REGISTER OF DEEDS